

3 Bedroom Semi-Detached

Hillsmead Way, Sanderstead, CR2 9DL

£625,000



- Recently Renovated
- Modern Fitted Kitchen / Diner
- Re-fitted Bathroom
- Outbuilding
- Downstairs W.C.
- Council Tax Band: E
- Chain Free
- Separate Utility Room
- Large Rear Garden
- Double Width Drive
- EPC Rating C



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CHAIN FREE

Hannah James Estates are proud to present this attractive, 3 bedroom, semi-detached, family home to the market, which has the added advantage of being chain-free. The home has been extended and thoughtfully renovated by the current home-owners and offers a tasteful, neutral, interior throughout.

The ground floor comprises a bright, welcoming hallway; a separate bay-fronted reception room; a smart, modern fitted kitchen/diner with an excellent range of wall and base units, work surfaces, breakfast bar and integrated appliances and a desirable separate utility area with a door to the garden. French doors provide access from the kitchen/diner to the patio area and rear garden, allowing in plenty of light with a great view.

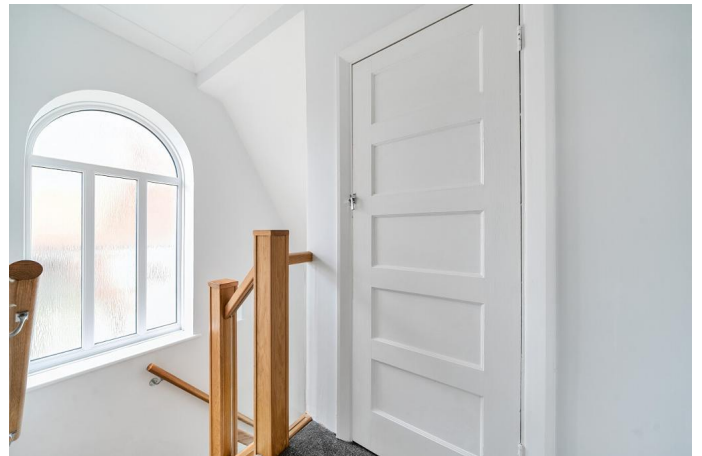
The first floor offers three well presented bedrooms, an airing cupboard and a light, modern, re-fitted bathroom with the added bonus of a double-width, separate shower.

Externally the home provides a large rear garden, mainly laid to lawn with some mature trees, with a paved patio area extending across the rear of the house and gated access to the front. There is also the benefit of a large outbuilding accessible from the rear garden. There is a double width driveway to the front of the house. Hillsmead Road is just a short walk from the popular Atwood Primary School and Sanderstead Village where you will find Waitrose, Costa and a number of other cafes, restaurants and shops.

Location

The 403 bus route on closeby Limpsfield Road links the home easily with Warlingham, Sanderstead and Croydon. The area boasts excellent primary and secondary schools including Atwood, Gresham, Warlingham and Riddlesdown Collegiate, many of which are within walking distance. Purley and Riddlesdown are the closest mainline railway stations serving Victoria and London Bridge. Junction 6 of the M25 is just a 15 minute drive away, providing easy access to a range of destinations including Bluewater, Gatwick Airport and the South Coast.







Hillsmead Way, South Croydon, CR2

Approximate Area = 1175 sq ft / 109.1 sq m
Outbuilding = 130 sq ft / 12 sq m
Total = 1305 sq ft / 121.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hannah James Estates. REF: 1271901

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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